

**PB# 95-31**

**STERN & ZANGENEH  
(WITHDRAWN)**

**65-2-16.1**

95 - 31

Dr. Stern & Dr. Zangeneh  
Rt. 32 (Steyer)

Withdrawn

6/2/99

Wilson Jones - Carbonless - S1642-WJCL Duplicate - S1644-WJCL Triplicate

Town Hall

555 Union Ave.  
New Windsor, N.Y. 12550

MADE IN U.S.A.  
© Wilson Jones, 1989

DATE October 24, 1995 RECEIPT NUMBER 95-31  
 RECEIVED FROM Dental Health Associates  
 Address 375 Windsor Hwy - New Windsor, NY  
Seven Hundred Fifty 00/100 DOLLARS \$ 750.00  
 FOR Site Plan Escrow

ACCOUNT			HOW PAID		
BEGINNING BALANCE	750	00	CASH		
AMOUNT PAID	750	00	CHECK	#7843	
BALANCE DUE	-0-		MONEY ORDER		

BY A. Zappalo  
Nyssa Mason, Secy to the P.B.

TOWN OF NEW WINDSOR  
 555 Union Avenue  
 New Windsor, NY 12550

## GENERAL RECEIPT

15086

Oct. 24 1995

Received of Dental Health Associates \$ 100.00  
One Hundred 00/100 DOLLARS  
 For P.B. # 95-31 Application Fee

DISTRIBUTION.

FUND	CODE	AMOUNT
CR # 7842		100.00

By Dorothy N. Hansen  
Town Clerk  
 Title

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 06/02/1999

PAGE: 1

LISTING OF PLANNING BOARD FEES  
ESCROW

FOR PROJECT NUMBER: 95-31

NAME: DR. STERN & DR. ZANGENEH

APPLICANT: DR. MOE STERN C/O FIRST AMERICAN FUNDING

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
10/20/1995	RECEIVED CHECK #7843	PAID		750.00	
10/25/1995	P.B. ATTY. FEE	CHG	35.00		
10/25/1995	P.B. MINUTES	CHG	27.00		
01/10/1996	P.B. ATTY FEE	CHG	35.00		
01/10/1996	P.B. MINUTES	CHG	31.50		
03/27/1996	P.B. ATTY. FEE	CHG	35.00		
03/27/1996	P.B. MINUTES	CHG	31.50		
05/15/1996	P.B. ENGINEER FEE	CHG	423.00		
06/02/1999	RET. TO APPLICANT	CHG	132.00		
		TOTAL:	750.00	750.00	0.00

L.K. 6/2/99

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 06/02/1999

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

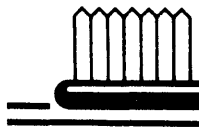
STATUS [Open, Withd]  
W [Disap, Appr]

FOR PROJECT NUMBER: 95-31

NAME: DR. STERN & DR. ZANGENEH

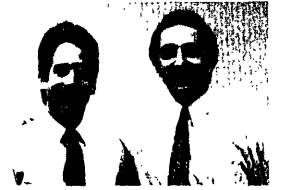
APPLICANT: DR. MOE STERN C/O FIRST AMERICAN FUNDING

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
06/02/1999	APPLICATION WITHDRAWN	WITHDRAWN
03/27/1996	P.B. APPEARANCE - AMMENDED S LA:ND WVE PH APPR CN . THIS SITE PLAN WAS AMMENDED FROM COND. APPROVAL OF 1-10-96, . ENGINEER TO CERTIFY WALLS @ BLDG. STAGE - . NEED COPY OF BUILDING DESIGN AS PART OF PLAN - RETAINING . WALLS	
03/20/1996	WORK SESSION APPEARANCE . REVISION TO ADD RESTAURANT	SUBMIT REVISION
03/06/1996	WORK SESSION APPEARANCE	REVISE & RETURN
01/10/1996	P.B. APPEARANCE . SUBMIT SITE BOND ESTIMATE - CORRECT 6 PARKING SPACES - ADD . FLAGPOLE WITH FLAG (25')	LA:ND WVE PH APPR CN
10/25/1995	P.B. APPEARANCE . REFER TO Z.B.A. - ANDY TO CHECK ON EASEMENT . W/JACK-IN-THE-BOX FOR PARKING	CORRECT BULK TABLE
10/18/1995	WORK SESSION MEETING	REVISE & SUBMIT
09/06/1995	WORK SESSION MEETING	REVISE & RETURN



**Dental Health Associates**

*Meeting The Dental Needs of the Entire Family*



TOWN of N.W. planning Board

4-11-94

Please withdraw Application 95-31  
for sight plan approval. as properly  
65-2-165

Thank you.

5/15/96

SITE PLAN FEES - TOWN OF NEW WINDSOR  
(INCLUDING SPECIAL PERMIT)

APPLICATION FEE:.....\$ 100.00

*Pl on applic.*

\* \* \* \* \*

ESCROW:

SITE PLANS (\$750.00 - \$2,000.00).....\$ 750.00

*Pl on applic.*

MULTI-FAMILY SITE PLANS:

\_\_\_\_\_ UNITS @ \$100.00 PER UNIT (UP TO 40 UNITS)....\$ \_\_\_\_\_

\_\_\_\_\_ UNITS @ \$25.00 PER UNIT (AFTER 40 UNITS).....\$ \_\_\_\_\_

TOTAL ESCROW PAID:.....\$ \_\_\_\_\_

\* \* \* \* \*

PLAN REVIEW FEE: (EXCEPT MULTI-FAMILY) \$ 100.00

①

PLAN REVIEW FEE (MULTI-FAMILY): A. \$100.00  
PLUS \$25.00/UNIT B. \_\_\_\_\_

TOTAL OF A & B: \$ ~~\_\_\_\_\_~~

RECREATION FEE: (MULTI-FAMILY)

\$500.00 PER UNIT

\_\_\_\_\_ @ \$500.00 EA. EQUALS: \$ ~~\_\_\_\_\_~~  
NUMBER OF UNITS

SITE IMPROVEMENT COST ESTIMATE: \$ 75,483.00

2% OF COST ESTIMATE \$ 75,483.00 EQUALS \$ 1,509.66

②

TOTAL ESCROW PAID:.....\$ 750.00

TO BE DEDUCTED FROM ESCROW: 618.00

RETURN TO APPLICANT: \$ 132.00

ADDITIONAL DUE: \$ \_\_\_\_\_

B O N D     E S T I M A T E

DR. STEVEN STERN  
DR. ALI ZANGENEH

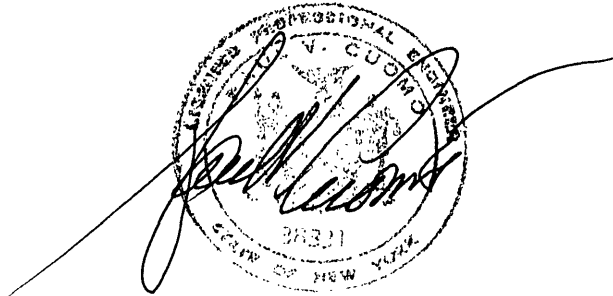
NEW YORK STATE ROUTE 32

NEW WINDSOR

NEW YORK 12553

REVISED FEBRUARY 13, 1996  
JANUARY 29, 1996

JOB NUMBER: 95226



CUOMO ENGINEERING  
STEWART INTERNATIONAL AIRPORT  
2005 D STREET, BUILDING NO. 704  
NEW WINDSOR, NEW YORK 12553  
PHONE NUMBER 914-567-0063



	<u>UNIT PRICE</u>	<u>TOTAL PRICE</u>
A. CURBING	\$ 10.00/L.F.	\$ 8,260.00
B. ASPHALT PAVING	\$ 1.12/SQ.FT.	\$47,963.00
C. STRIPING AND SPACE DELINEATION	\$ 8.00/SPACE	\$ 600.00
D. HANDICAP PARKING SIGNS AND DELINEATION	\$ 100.00/EACH	\$ 400.00
E. ONE WAY SIGN/MISC. SIGNS	\$ 50.00/EACH x 3	\$ 150.00
	<b>TOTAL</b>	<b>\$57,373.00</b>

#### LANDSCAPING

	<u>QUANTITY</u>	
A. PAPER BIRCH	3	
B. DWARF ALBERTA SPRUCE	6	
C. MUGO PINE	26	
D. BRADFORD PEAR	2	
E. AZALEA	9	
F. CEDAR MULCH	26 YARDS	
	<b>TOTAL</b>	<b>\$ 3,500.00</b>

#### LIGHTING

	<u>QUANTITY</u>	<u>UNIT PRICE</u>	<u>TOTAL</u>
1. GRANVILLE SERIES LUMINAIRE POLE MOUNT CATALOG # GVA10DMH12LA3C 100 WATT METAL HALIDE	9	\$ 900.00	\$ 8,100.00
2. GRANVILLE SERIES LUMINAIRE POLE MOUNT CATALOG # GVA10DMH12LA5C 100 WATT METAL HALIDE	5	\$ 900.00	\$ 4,500.00
3. GRANVILLE SERIES LUMINAIRE LAMP CATALOG # GVA10DMHMT LB3-C 100 WATT METAL HANIDE	3	\$ 670.00	\$ 2,010.00
	<b>TOTAL</b>		<b>\$14,610.00</b>

**GRAND TOTAL \$75,483.00**

AS OF: 05/15/96

PAGE: 1

## CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56 NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 95- 31

FOR WORK DONE PRIOR TO: 05/15/96

										-----DOLLARS-----			
TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	TIME	EXP.	BILLED	BALANCE		
. . . . .													
95-31	85335	09/06/95	TIME	MJE	WS DR. STERN	70.00	0.40	28.00					
95-31	88363	10/18/95	TIME	MJE	WS DR STERN	70.00	0.50	35.00					
95-31	87235	10/25/95	TIME	MJE	MM DR STERN DISAPP >ZBA	70.00	0.10	7.00					
95-31	87444	10/25/95	TIME	SAS	CL DR.STERN-RVW COMM	25.00	0.50	12.50					
95-31	88318	10/25/95	TIME	MJE	MC DR. STERN	70.00	0.70	49.00					
95-31	89891	11/15/95	TIME	MJE	MC STERN ZBA REF	70.00	0.40	28.00					
								-----					
								159.50					
95-31	90700	11/30/95			BILL 95-757 12/14/95 PD					-159.50			
										-----			
										-159.50			
95-31	90985	12/20/95	TIME	MJE	WS STERN S/P	70.00	0.50	35.00					
								-----					
								194.50					
95-31	91657	12/31/95			BILL 96-134 1/12/96 PD					-35.00			
										-----			
										-194.50			
95-31	91637	01/10/96	TIME	MJE	MM STERN COND FINAL	70.00	0.10	7.00					
95-31	91893	01/10/96	TIME	MCK	CL STERN/RVW COMMENTS	25.00	0.50	12.50					
95-31	91972	01/10/96	TIME	MJE	MC DR. STERN	70.00	0.50	35.00					
								-----					
								249.00					
95-31	93574	01/31/96			BILL 96-165 2/12/96					-54.50			
										-----			
										-249.00			
95-31	94952	02/12/96	TIME	MJE	MC STERN FINAL S/P	70.00	0.40	28.00					
95-31	95050	02/27/96	TIME	MJE	MC STERN	70.00	0.40	28.00					
95-31	95068	02/28/96	TIME	MCK	CL STERN MEMO	25.00	0.30	7.50					
95-31	95835	03/06/96	TIME	MJE	WS STERN S/P	70.00	0.40	28.00					
95-31	96914	03/20/96	TIME	MJE	WS DR STERN S/P	70.00	0.40	28.00					
95-31	96534	03/27/96	TIME	MJE	MM REVISED S/P APPD	70.00	0.10	7.00					
95-31	96937	03/27/96	TIME	MCK	CL STERN RVW COMMENTS	25.00	0.50	12.50					
95-31	97451	03/27/96	TIME	MJE	MC DR STERN S/P	70.00	0.50	35.00					
								-----					
								423.00					
95-31	97830	03/31/96			BILL 96-277 4/11/96					-174.00			
										-----			
										-423.00			
								=====	=====	=====	=====		
TASK TOTAL								423.00	0.00	-423.00	0.00		
. . . . .													
								=====	=====	=====	=====		
GRAND TOTAL								423.00	0.00	-423.00	0.00		

march 27, 96

3

REGULAR ITEMS:

STERN/ZANGENEH SITE PLAN (95-31) ROUTE 32

Mr. David Dendy appeared before the board for this proposal.

MR. PETRO: Did we review this before, Mark?

MR. EDSALL: Yes.

MR. DENDY: This application has already received final approval subject to any comments that Mark Edsall had. The reason for our reappearance is to add a use, they want to add a restaurant, small cafe use into the building. Your concern should be really highlighted the parking requirements, as you can see, I designated upper and lower level, upper level required 24 spaces for the use and professional office with the office of the square footage is 2,600, 13 spaces, for the total upper level including the restaurant which is nine.

MR. PETRO: This is the old Rosenbaum building we approved for the office, they don't want to use office in part of it, I saw a sign somebody wanted to go in there. Is it a restaurant?

MR. DENDY: Small cafe restaurant.

MR. PETRO: Not just their own use, it's open to the public?

MR. DENDY: Yes.

MR. PETRO: That is why they are back for the change of use.

MR. EDSALL: Just a portion of the approval is being converted.

MR. DENDY: These are the proposed elevations, this is conceptually what we propose the building to look like.

MR. LANDER: What floor is the restaurant on?

MR. DENDY: This reflects the upper level here, this area here is about 5,800 square feet to be utilized by the doctors and the balance to be utilized by the restaurant, either side up here to be used and the balance would be proposed office. On the lower level would be just all professional.

MR. LANDER: Where is the entry for the restaurant?

MR. DENDY: Off the front of the vestibule or if it's in the back, this area here and the fire inspector brought up the exits for that, we had to add another one and here's the lower level which again is wide open floor area, he's not sure how he wants to divide it up.

MR. PETRO: This use is permitted in the zone, Michael?

MR. BABCOCK: Yes.

MR. LANDER: What do we have for fire? He's looked at it with the restaurant.

MR. PETRO: It's approved on 3/27/96 with the fire with the restaurant.

MR. LANDER: How many seats?

MR. DENDY: We're proposing 27 seats.

MR. PETRO: That would be 89 parking spots?

MR. DENDY: Exactly.

MR. PETRO: But you also eliminated 2,600 feet so you converted was 150 per square foot, Mike, so they are using the 150 allotted to the professional office.

MR. BABCOCK: One per 200 in the office.

MR. PETRO: So that is 13 spots and they are utilizing 9 for the restaurant so they are actually reducing the impact.

MR. DENDY: Exactly.

MR. BABCOCK: That is correct.

MR. DENDY: Back on December 11, there was 18 off-street parking variance granted so we maxed it, requiring 93, providing 75, providing full handicapped, gives you a difference of 18.

MR. DUBALDI: Copy of the building design on the approved site plan from January 10?

MR. PETRO: Do we have a copy of the formal site plan?

MR. DUBALDI: Look at it.

MR. PETRO: I think being this is all internal on the site, we should have a motion for SEQRA process.

MR. DUBALDI: Make a motion we declare lead agency.

MR. STENT: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency for the Dr. Stern site plan on Route 32. Is there any further discussion from the board members? If not, roll call.

#### ROLL CALL

MR. DUBALDI	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE

MR. LANDER: Nothing here has really changed, even the parking.

MR. DENDY: No, we just actually we just did the total 18 I think before we were using four.

MR. LANDER: What I mean is your traffic flow patterns are the same.

MR. DENDY: Yes, nothing is impacted, even if the cafe was to utilize the 9 spaces, they are actually designed

MR. LANDER: How did that permanent easement, how did that work out, refresh my memory? I know this has all been by the board but--

MR. LANDER: No, with Jack-in-the-Box, wasn't there a permanent easement?

MR. LUCAS: Are there any existing curb cuts?

MR. LUCAS: Just going to extend it on out?

MR. EDSALL: Yeah, I don't know if the height is 8'6,"  
eight foot someplace in there.

MR. PETRO: We're requesting that you have a professional engineer engineer those walls because of the height.

MR. PETRO: I think it's at this point.

MR. PETRO: It's now in the minutes that we're requesting it and the building department can ask for it before he gives you a permit to build.

MR. DENDY: Okay.

MR. LANDER: Declare negative dec.

MR. DUBALDI: I make a motion we waive the public hearing first.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board waive the public hearing under its discretionary judgment for the Dr. Stern site plan on Route 32. Is there any further discussion from the board members? If not, roll call.

#### ROLL CALL

MR. DUBALDI	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE

MR. DUBALDI: Make a motion we declare negative dec.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare negative dec for the Dr. Stern site plan on Route 32. Is there any further discussion from the board members? If not, roll call.

#### ROLL CALL

MR. DUBALDI	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE

MR. PETRO: I think this is very minor in nature, although it's not minor in the fact that we're going to 2,600 square feet of office to restaurant but the changes to the site plan I think are minor and we have gone over the parking very well.

MR. DUBALDI: Mr. Chairman, before I do that, I just want to know if it's okay we can get a copy of the plan?

MR. DENDY: This is the first time you saw this one.

MR. DUBALDI: If we can just have the, you know, just make the motion subject to.

MR. PETRO: We'd have to have them at part of the plan you're going to deliver 14 sets of the plan to the secretary.

MR. EDSALL: Where you talking about the interior building plan or elevations?

MR. DUBALDI: The outside design of the buildings, is that on that map?

MR. EDSALL: The elevation.

MR. DUBALDI: I'd just like that put with the plan we're approving.

MR. PETRO: Part of this application.

MR. STENT: Not only the elevation but showing the change in the exterior of the building, the facade.

MR. EDSALL: Because the interior may be subject to changes when the building and fire inspector look at the separations but I agree that the exterior is part of the application.

MR. PETRO: Make sure that is part of the plan you present to the secretary, all right?

MR. DENDY: Yes.

MR. STENT: Make a motion that we accept the amended plan as presented by Dr. Stern/Dr. Zangeneh site plan on Route 32 for final approval subject to the prints being submitted.

MR. DUBALDI: And also the retaining wall approval.



Second it.

MR. PETRO: Motion has been made for final approval to the Dr. Stern/Zangeneh site plan on Route 32.

ROLL CALL

MR. DUBALDI	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
JAMES M. FARR, P.E.

- ☐ **Main Office**  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640
- ☐ **Branch Office**  
507 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765

**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS**

**REVIEW NAME:** DR. STERN/DR. ZANGENEH SITE PLAN  
**PROJECT LOCATION:** NYS ROUTE 32  
(FORMER ROSENBAUM BUILDING)  
SECTION 65-BLOCK 2-LOT 16.1  
**PROJECT NUMBER:** 95-31  
**DATE:** 10 JANUARY 1996  
**DESCRIPTION:** THE APPLICATION INVOLVES A PROPOSED CHANGE IN  
USE FOR THE EXISTING BUILDING. THE APPLICATION  
WAS PREVIOUSLY DISCUSSED AT THE 25 OCTOBER 1995  
PLANNING BOARD MEETING, AT WHICH TIME IT WAS  
REFERRED TO THE ZONING BOARD OF APPEALS FOR  
NECESSARY ACTION.

1. This application was referred to the Zoning Board of Appeals for area type variances and a parking variance. The plan indicates that the variances were granted on 11 December 1994 (I believe this should be 1995); a copy of the ZBA decision should be placed in the file for record purposes.
2. One issue which has somewhat changed since the last Planning Board discussion is that of the easement along the northerly side of the property. Apparently, it has now been determined that this easement is a permanent easement to the benefit of the property to the north. The Board should review the determinations regarding this easement with the Planning Board Attorney and, following same, decide if this effects the site plan layout in any way.
3. The Applicant has addressed all the technical comments from the Work Session. At this time, I have no additional outstanding concerns. In their review of the site plan, should the Board identify any problems or concerns, I will be pleased to review same, as deemed necessary by the Board.
4. The Planning Board may wish to assume the position of **Lead Agency** under the SEQRA process.

**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS  
PAGE 2**

**REVIEW NAME:** DR. STERN/DR. ZANGENEH SITE PLAN  
**PROJECT LOCATION:** NYS ROUTE 32  
(FORMER ROSENBAUM BUILDING)  
SECTION 65-BLOCK 2-LOT 16.1  
**PROJECT NUMBER:** 95-31  
**DATE:** 10 JANUARY 1996

5. The Planning Board should determine, for the record, if a **Public Hearing** will be necessary for his **Site Plan**, per its discretionary judgement under Paragraph 48-19.C of the Town Zoning Local Law.
6. The Planning Board may wish to make a **determination** regarding the type action this project should be classified under SEQRA and make a determination regarding environmental significance.
7. The Planning Board should require that a **bond** estimate be submitted for this **Site Plan** in accordance with Paragraph A(1)(g) of Chapter 19 of the Town Code.

Respectfully submitted,



Mark J. Edsall, P.E.  
Planning Board Engineer

MJEmk

A:STERN.mk

hearing, an attorney for the owner of that former J-in-the-Box property appeared, was interested in maintaining their continued rights to use the parking under the terms of their easement. The applicant amended its application, asked for a greater parking variance thereby eliminating these parking places for the purpose of the variance, that greater variance was granted so long as the easement is not blocked. I think the matter of it is use is a matter between the two property owners and is not a matter for resolution by this board.

MR. DUBALDI: I make a motion we declare negative dec.

MR. STENT: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare negative dec for the Dr. Stern and Dr. Zangeneh site plan on Route 32. Any further discussion from the board members? If not, roll call.

#### ROLL CALL

MR. STENT	AYE
MR. DUBALDI	AYE
MR. PETRO	AYE

MR. PETRO: Mark, any outstanding comments? I see you have nothing left on your sheets, I think we have reviewed this.

MR. EDSALL: One note that I will just let you know about the front parking spaces on the bottom left corner where it shows five spaces, it's actually five spaces and a partial space all the way to the left. I suggested that he make that into six full spaces by shifting the curbing on the right side a little bit and he is going to make that on the final plan.

MR. STEYER: We did do that.

MR. EDSALL: So the plans you have don't reflect that, it just makes it a little cleaner, he is going to take care of that on the record plan.

MR. DUBALDI: That is the only change from that plan to this?

MR. STEYER: Yes.

MR. EDSALL: Just a suggestion that we pick up a space and it works a little better.

MR. PETRO: Proposal doesn't indicate what the dumpster is to be made out of, what material?

MR. STEYER: Split face block.

MR. PETRO: And flag pole location?

MR. STEYER: We don't have a flag pole. We can do one there very easily, though.

MR. PETRO: Looks like a beautiful spot, I think we should have one put on the map and that flag pole to go along with the nature of the building, not a ten foot pole, I think a 25 foot pole would be nice there.

MR. STEYER: Okay.

MR. KRIEGER: Usually a condition of the variance that a flag be displayed on that pole.

MR. DUBALDI: An American flag. I make a motion to grant final approval to Dr. Stern and Dr. Zangeneh site plan.

MR. STENT: Second it subject to them submitting the bond estimate.

MR. DUBALDI: Bond estimate, flag pole, new map being submitted, you have a copy of it?

MS. MASON: No.

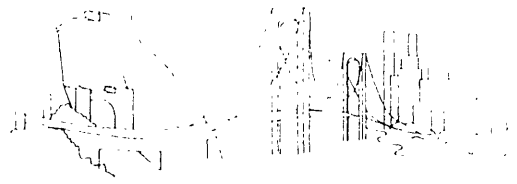
MR. PETRO: And the parking spaces.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the



# CUOMO ENGINEERING

Stewart International Airport  
2005 D Street, Bldg. #704  
New Windsor, New York 12553  
(914)567-0063



TOWN OF NEW WINDSOR BUILDING DEPT  
ATTN: MYRA

DATE: JANUARY 29, 1996  
JOB NO. 95226  
FOR DR STEVEN STERN  
SITE PLAN

We are sending you attached the following items:

☐ Shop Drawings ☒ Prints ☐ Plans ☐ Specifications  
☐ Copy of Letter ☐ Change Order

Copies	Date	No.	Description
10		SP-1 95226	PROPOSED SITE PLAN, DETAILS AND NOTES
70		LT-1	LIGHTING PLAN
10		LS-1	LANDSCAPING PLAN
2		95226	BOND ESTIMATE

These are transmitted as checked below:

☐ For Approval ☐ Approved as submitted  
☐ For your use ☐ Approved as noted  
☐ As requested ☐ Returned for corrections  
☐ For review & comment

REMARKS:



CUOMO ENGINEERING  
2005 D ST. #704  
STEWART INTERNATIONAL AIRPORT  
NEW WINDSOR, NY 12553

DR. STERN & DR. ZANGENEH SITE PLAN (95-31) ROUTE 32

Mr. Nick Steyer appeared before the board for this proposal.

MR. PETRO: Where is this at?

MR. STEYER: Former Rosenbaum's building, 1.5 acre parcel located in the C district known as the former Rosenbaum's building. Proposed use for this is the upper level will be dentists, three dentists with 12 exam rooms. Parking for that use is required one space for each exam room plus 4 for each doctor. Our lower level 10,868 square feet and right now, it's all designed for professional offices. Parking for this use is 54, 55 parking spaces. Our total parking that we have proposed on here is 75. We're required to have 78. Went to the zoning board on December 11, we were granted a variance for 18 parking spaces. The reason for this variance being so great is we thought there may be a conflict in this area and we see that permanent easement Mr. Krieger determined for us that we had as much right to use that as Mr. DeDominicis on the other side. Also at that zoning board meeting, we were granted variances for front yard, side yard and building height. Lot is serviced by municipal sewer and water. We're proposing a lot of renovation to the building and the site.

MR. DUBALDI: What kind of renovation are you going to do to the building, anything on the map?

MR. STEYER: No, we're still in the planning stages. We have got a lot of preliminary. Off the top, I'll tell you what we're going, we're putting a mansard all the way around, extensive glass both stories, upper and lower level, this area here you can see will be a two story, be basically completely glass, you can see the upper and lower levels exterior finish we're still debating but we're looking towards Sto right now.

MR. STENT: All the curbing on 32 is all in place?

MR. STEYER: Yes.

MR. PETRO: Zoning board made their feelings known about the easement on this northerly side, they've taken off the parking, I guess as he stated, could be used for either property owner. Do you see any other way that would affect this site plan other than for the parking?

MR. KRIEGER: No, they've got the variance, no.

MR. PETRO: Thank you. Mark, do you see any outstanding, we have looked at this at the last meeting, we had a few comments, do you see any outstanding problems with the site plan as it stands?

MR. EDSALL: No. Nick has been very responsive and as I indicate in comment 3, they've responded to all my comments.

MR. PETRO: We do have highway approval on 1/6/96 and fire approval on 1/4/96.

MR. DUBALDI: Assume lead agency under SEQRA.

MR. STENT: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency on the Dr. Stern and Dr. Zangeneh site plan on Route 32. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. STENT	AYE
MR. DUBALDI	AYE
MR. PETRO	AYE

MR. EDSALL: Just for the record, curb cut that goes out on to the highway, those are not being modified within the state roadway. So I don't believe this was referred to DOT because all the improvements are on-site improvements.

MR. PETRO: This is one of the rare occasions, looks like the inside part of the curbing is right on the



property line, makes it rather nice.

MR. EDSALL: For a change it's put in the right place.

MR. DUBALDI: What's in the back? I forget what's behind this property.

MR. STEYER: It's vacant field. I don't know what it was used for in the past but just overgrowth, brush.

MR. DUBALDI: So there's no home adjoining it?

MR. STEYER: No, not that I can see. I won't say there isn't beyond the woods but you can't see it.

MR. PETRO: Is there any shielding, any growth or trees?

MR. STEYER: This area here is well overgrown with hearty trees. Over here is where the field is and what you can see from there is the firehouse.

MR. PETRO: I think that goes back across Vinny Sorbello's property.

MR. STEYER: Correct.

MR. DUBALDI: And you only have two businesses on the sides, so that would be the only two that would show up.

MR. STEYER: We had two people show up for the public hearing, Mr. Sorbello, and I think he really just wanted to see what was going on because he came in to bid the job the next day.

MR. DUBALDI: I make a motion we waive public hearing.

MR. STENT: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board under its discretionary judgment waive the public hearing for the Dr. Stern and Dr. Zangeneh on Route 32. Is there any further discussion from the board members? If not, roll call.

One comment before you get to that, we know that the stream is along the south side of the property, so does that have any affect? I see there's a head wall down close to the property line, does it touch the property anywhere?

MR. STEYER: The stream, it crosses right here, here's where the head wall is, there is a pipe there underneath the right-of-way that is indicated here. You can't see it until it gets--

MR. PETRO: Mostly that is parking area as it stands now, isn't it?

MR. STEYER: There's parking area, loading docks, that is basically what it was used for in the past.

MR. PETRO: New macadam surface to be installed, what's back there now, shale, looks like it's broken up.

MR. STEYER: It's all broken up.

ROLL CALL

MR. STENT	AYE
MR. DUBALDI	AYE
MR. PETRO	AYE

MR. DUBALDI: Can you just touch on the easement for next door? I forget, I think we had discussed it the easement for the restaurant, just touch on it.

MR. STEYER: Back I guess before I was even around there was a Carrols, Carrols Corporation had--

MR. DUBALDI: Jack-in-the-Box.

MR. STEYER: --the easement to utilize this for parking and it was permanent easement so it went along with Mr. Dedominicis' property.

MR. DUBALDI: Any property having the parking in the easement?

MR. KRIEGER: No, what happened is they, at the public

hearing, an attorney for the owner of that former Jack-in-the-Box property appeared, was interested in maintaining their continued rights to use the parking under the terms of their easement. The applicant amended its application, asked for a greater parking variance thereby eliminating these parking places for the purpose of the variance, that greater variance was granted so long as the easement is not blocked. I think the matter of it is use is a matter between the two property owners and is not a matter for resolution by this board.

MR. DUBALDI: I make a motion we declare negative dec.

MR. STENT: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare negative dec for the Dr. Stern and Dr. Zangeneh site plan on Route 32. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. STENT	AYE
MR. DUBALDI	AYE
MR. PETRO	AYE

MR. PETRO: Mark, any outstanding comments? I see you have nothing left on your sheets, I think we have reviewed this.

MR. EDSALL: One note that I will just let you know about the front parking spaces on the bottom left corner where it slows five spaces, it's actually five spaces and a partial space all the way to the left. I suggested that he make that into six full spaces by shifting the curbing on the right side a little bit and he is going to make that on the final plan.

MR. STEYER: We did do that.

MR. EDSALL: So the plans you have don't reflect that, it just makes it a little cleaner, he is going to take care of that on the record plan.

MR. DUBALDI: That is the only change from that plan to this?

MR. STEYER: Yes.

MR. EDSALL: Just a suggestion that we pick up a space and it works a little better.

MR. PETRO: Proposal doesn't indicate what the dumpster is to be made out of, what material?

MR. STEYER: Split face block.

MR. PETRO: And flag pole location?

MR. STEYER: We don't have a flag pole. We can do one there very easily, though.

MR. PETRO: Looks like a beautiful spot, I think we should have one put on the map and that flag pole to go along with the nature of the building, not a ten foot pole, I think a 25 foot pole would be nice there.

MR. STEYER: Okay.

MR. KRIEGER: Usually a condition of the variance that a flag be displayed on that pole.

MR. DUBALDI: An American flag. I make a motion to grant final approval to Dr. Stern and Dr. Zangeneh site plan.

MR. STENT: Second it subject to them submitting the bond estimate.

MR. DUBALDI: Bond estimate, flag pole, new map being submitted, you have a copy of it?

MS. MASON: No.

MR. PETRO: And the parking spaces.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the

January 10, 1996

34

Dr. Stern and Dr. Zangeneh site plan on Route 32  
subject to what has been stated by Mr. Dubaldi Is  
there any further discussion from the board members?  
If not, roll call.

ROLL CALL

MR. STENT	AYE
MR. DUBALDI	AYE
MR. PETRO	AYE

RESULTS OF P.B. MEETING

DATE: October 25, 1995

PROJECT NAME: Dr. Stern's Zoning PROJECT NUMBER 95-31

\*\*\*\*\*

LEAD AGENCY:

\* NEGATIVE DEC:

M)\_\_\_ S)\_\_\_ VOTE:A\_\_\_N\_\_\_

\* M)\_\_\_ S)\_\_\_ VOTE:A\_\_\_N\_\_\_

CARRIED: YES\_\_\_NO\_\_\_

\* CARRIED: YES:\_\_\_NO\_\_\_

\*\*\*\*\*

PUBLIC HEARING: M)\_\_\_ S)\_\_\_ VOTE:A\_\_\_N\_\_\_

WAIVED: YES\_\_\_NO\_\_\_

SEND TO OR. CO. PLANNING: M)\_\_\_S)\_\_\_ VOTE:A\_\_\_N\_\_\_YES\_\_\_NO\_\_\_

SEND TO DEPT. OF TRANSPORT: M)\_\_\_S)\_\_\_ VOTE:A\_\_\_N\_\_\_YES\_\_\_NO\_\_\_

DISAPP: REFER TO Z.B.A.: M) Y S) S VOTE:A 5 N 0 YES ✓ NO\_\_\_

RETURN TO WORK SHOP: YES\_\_\_NO\_\_\_

APPROVAL:

M)\_\_\_S)\_\_\_ VOTE:A\_\_\_N\_\_\_ APPROVED:\_\_\_

M)\_\_\_S)\_\_\_ VOTE:A\_\_\_N\_\_\_ APPR. CONDITIONALLY:\_\_\_

NEED NEW PLANS: YES\_\_\_NO\_\_\_

DISCUSSION/APPROVAL CONDITIONS:\_\_\_

Correct bulk table or plan for bldg. H/t.  
Andy to check on easement w/ fact-in the box for  
for parking.

P.B.

ZONING BOARD OF APPEALS  
Regular Session  
December 11, 1995

AGENDA:

7:30 P.M. - ROLL CALL

Motion to accept minutes of the 10/23/95, 11/13/95 and 11/27/95 meeting as written.

CORRESPONDENCE FROM DENHOFF DEVELOPMENT - Request for further *1 YEAR* extension of variance granted 9/8/86. Present: Charles Beck. *EXTENSION*

PRELIMINARY MEETINGS:

*SET UP FOR P/A*  
1. ROTHSTEIN, ALBERT - Request for use variance to convert one-family to a two-family residence at 14 Garden Drive in an R-4 zone. Not permitted use. (47-1-51).

*SET UP FOR P/A*  
2. DIGERATU, MIRCEA - Request for 40 ft. rear yard and 240 s.f. minimum livable area to convert a two-car garage to residence located at 241 Beattie Road in an R-1 zone. (51-1-83.12).

3. ANGELO ROSMARINO ENTERPRISES/CETTA - Request for 60 ft. front yard setback for construction of awning at 420 Windsor Highway (Pat's Better Pizza) in C zone. Present: Larry Barbieri of MacMillan Awning. (69-2-10).

PUBLIC HEARINGS:

*APPROVED*  
4. RHODES, LINWOOD - Request for use variance to allow funeral home in R-4 zone and 17 off-street parking spaces at 161 Walsh Road. Present: Daniel J. Bloom, Esq. (13-5-29).

*FREESTANDING SIGN (DISAPPROVED) WALL SIGNS APPROVED*  
5. H.R.&C/POSITIVE BUSINESS INVESTMENT GROUP - Request for 240 s.f. sign area and 20 ft. sign height for free-standing sign, plus 4.5 ft. x 0 ft. and 1.5 ft. x 0 ft. variances for two wall signs for proposed "Johnny D's" Diner to be located on front portion of 845 Union Avenue in a C zone. Present: John Daskalis. (4-1-67).

*APPROVED WITH 18 SPACES 18*  
6. ROSENBAUM INDUSTRIES/STERN - Request for ~~40~~ off-street parking spaces, and possibly 7.2 ft. front yard, 19.8 ft. side yard and 24.6 ft. maximum building height for proposed medical/dental clinic at 389 Windsor Highway (formerly Rosenbaum's) in a C zone. Present: Nick Steyer of Cuomo Engineering. (65-2-16.1).

PAT - 563-4630 (O)  
562-7107 (H)

ZONING BOARD OF APPEALS  
Regular Session  
November 27, 1995

B.2.

AGENDA:

7:30 P.M. - ROLL CALL

Motion to accept minutes of the 10/23/95 and 11/13/95 meetings as written if available.

PRELIMINARY MEETING:

*SET UP FOR P/H*

1. TOROMANIDES, MIKE - Request for 15 ft. rear yard variance to construct addition to residential dwelling located at 322 Burroughs Lane in an R-4 zone. (75-6-6).

*SET UP FOR P/H*

2. H.R. & C/POSITIVE BUSINESS INVESTMENT GROUP - Request for 240 s.f. sign area and 20 ft. sign height for free-standing sign, plus 4.5 ft. x 0 ft. and 1.5 ft. x 0 ft. variances for two wall signs for proposed "Johnny D's" Diner to be located on front portion of 845 Union Avenue in a C zone. Present: John Daskalis. (4-1-67).

*SET UP FOR P/H*

3. ROSENBAUM INDUSTRIES/STERN-Referred by P. B. for 10 off-street parking spaces, and possibly 7.2 ft. front yard, 19.8 ft. side yard and 24.6 ft. max. bldg. height for proposed medical or dental clinic at 389 Windsor Highway (formerly Rosenbaum's) in a C zone. Present: Nick Steyer of Cuomo Engineering. (65-2-16.1).

PUBLIC HEARING:

*APPROVED*  
4. ROBERTS, JOAN - Request for 1 1/2 ft. rear yard variance for existing deck at 452 Philo Street in an R-4 zone. (73-4-5).

*APPROVED*  
5. DORI ASSOCIATES - Request for use variance to allow existing single-family residence (Coloni) in an NC zone after subdividing property located on Route 9W. Present: Daniel S. Lucia, Esq. (37-1-21).

*APPROVED*  
6. OLSEN, WALTER - Request for two-family residence in R-4 zone located at 227 Pine Street. Use not permitted. Present: Daniel S. Lucia, Esq. (24-4-8).

*APPROVED*  
7. SCHLESINGER/RE/MAX - Request for additional sign, 3 ft. x 4 ft. for RE/MAX Gallery Office, in variance of Section 48-18H(1)(a)[4] of the Suppl. Sign Regs. which restricts two free standing signs on same lot unless they are 300 ft. apart. Location: 293 Temple Hill Rd. in PI zone. Present: Dan Clarino. (4-3-11).

*APPROVED*  
8. JOHNSON, EDWARD - Request for 9 ft. 5 in. side yard variance for existing porch and/or deck at 22 Clarkview Road in R-4 zone. (6-1-12).

PAT - 563-4630 (O)  
562-7107 (H)





**McGOEY, HAUSER and EDSALL**  
**CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
JAMES M. FARR, P.E.

- ☐ **Main Office**  
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**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS**

**REVIEW NAME:** DR. STERN/DR. ZANGENEH SITE PLAN  
**PROJECT LOCATION:** NYS ROUTE 32  
FORMER ROSENBAUM BUILDING  
SECTION 65 - BLOCK 2- LOT 16.1  
**PROJECT NUMBER:** 95-31  
**DATE:** 25 OCTOBER 1995  
**DESCRIPTION:** THE APPLICATION INVOLVES A PROPOSED CHANGE IN  
USE FOR THE EXISTING BUILDING.

1. The plan proposes the upper level as medical or dental offices and the lower level as professional office. Modifications to the site development are also proposed.
2. The project is located in the design/shopping (C) Zoning District. Uses A-3 and A-9 are proposed, both of which are in the same bulk group. The "required" information appears correct for the zone and use group. It appears that the calculated maximum building height is incorrect.
3. Based on the parking calculations submitted, it would appear that the Applicant requires a Variance for insufficient off-street parking. As such, a referral to the Zoning Board of Appeals would be appropriate.
4. The Board may wish to review the layout of the project, on a concept basis, before referring this applicant to the Zoning Board of Appeals. If any problems or concerns are identified, I would recommend that the Board review these with the Applicant or their representative. The Board should note that I have several layout comments with regard to the Site Plan; however, I have discussed these at the Work Shop with the Applicant's Engineer and will refer further comment on these until the Applicant returns from the Zoning Board of Appeals.

Respectfully submitted,



Mark J. Edsall, P.E.  
Planning Board Engineer  
MJesh  
A:stern.sh

RESULTS OF P.E. MEETING

DATE: March 27, 1996

PROJECT NAME: Stern / Zengach S.P. PROJECT NUMBER 95-31

\*\*\*\*\*

LEAD AGENCY:

NEGATIVE DEC:

M) Q S) 5 VOTE: A 5 N 0

M) Q S) LN VOTE: A 5 N 0

CARRIED: YES ☒ NO ☐

CARRIED: YES: ☒ NO ☐

\*\*\*\*\*

PUBLIC HEARING: M) Q S) LN VOTE: A 5 N 0

WAIVED: YES ☒ NO ☐

SEND TO OR. CO. PLANNING: M) S VOTE: A N YES ☐ NO ☐

SEND TO DEPT. OF TRANSPORT: M) S VOTE: A N YES ☐ NO ☐

DISAPP: REFER TO Z.E.A.: M) S VOTE: A N YES ☐ NO ☐

RETURN TO WORK SHOP: YES ☐ NO ☐

APPROVAL:

M) S VOTE: A N APPROVED: ☐

M) S S) LN VOTE: A 5 N 0 APPR. CONDITIONALLY: 3/27/96

NEED NEW PLANS: YES ☐ NO ☐

DISCUSSION/APPROVAL CONDITIONS: \_\_\_\_\_

Engineer to certify walls. C Bldg stage  
Need copy of Bldg design as part of plan  
Retaining Wall

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

RESULTS OF P.B. MEETING

DATE: January 10, 1996

PROJECT NAME: Stark & Zangeneh PROJECT NUMBER 95-31

\*\*\*\*\*

LEAD AGENCY: \* NEGATIVE DEC:  
\*  
M) 0 S) 5 VOTE: A 3 N 0 \* M) 0 S) 5 VOTE: A 3 N 0  
\*

CARRIED: YES ✓ NO        \* CARRIED: YES: ✓ NO         
\*

\*\*\*\*\*

PUBLIC HEARING: M) 0 S) 5 VOTE: A 3 N 0

WAIVED: YES ✓ NO       

SEND TO OR. CO. PLANNING: M)    S)    VOTE: A    N    YES    NO   

SEND TO DEPT. OF TRANSPORT: M)    S)    VOTE: A    N    YES    NO   

DISAPP: REFER TO Z.B.A.: M)    S)    VOTE: A    N    YES    NO   

RETURN TO WORK SHOP: YES        NO       

APPROVAL:

M)    S)    VOTE: A    N    APPROVED:       

M) 0 S) 5 VOTE: A 3 N 0 APPR. CONDITIONALLY: 1-10-96

NEED NEW PLANS: YES ✓ NO       

DISCUSSION/APPROVAL CONDITIONS:       

Site Bond Estimate

Correct 6 parking spaces

Flagpole on Map 25' w/ Flag

INTER-OFFICE CORRESPONDENCE

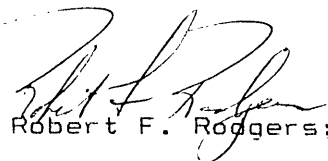
**TO:** Town Planning Board  
**FROM:** Town Fire Inspector  
**DATE:** 28 March 1996  
**SUBJECT:** Stern/ Zangenak Site Plan

Planning Board Reference Number: PB-95-31  
Dated: 21 March 1996  
Fire Prevention Reference Number: FPS-96-018

A review of the above referenced subject site plan was conducted on 25 March 1996.

This site plan is acceptable.

Plans Dated: 20 March 1996 Revision 3

  
Robert F. Rodgers; C.C.A.

RFR/dh

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 04 January 1996

SUBJECT: Stern / Zangenen Site Plan

Planning Board Reference Number: PB-96-31

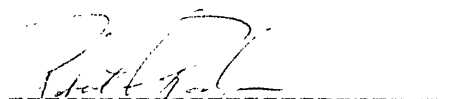
Dated: 2 January 1996

Fire Prevention Reference Number: FPS- 96-006

A review of the above referenced subject site plan was conducted on 4 January 1996.

This lot line change is acceptable.

Plans Dated: 16 August 1995.



Robert F. Rodgers, C.C.A.  
Fire Inspector

RFR/dh

OFFICE OF THE PLANNING BOARD - TOWN OF  
ORANGE COUNTY, NY

#1 ZBA 11-27-95  
SET UP FOR P/H

#2 ZBA 12-11-95  
NEW WINDSOR

NOTICE OF DISAPPROVAL OF SITE PLAN OR SUBDIVISION APPLICATION

PLANNING BOARD FILE NUMBER: 95-31

DATE: 15 NOV 95

APPLICANT: DR. NOE STERN

% FIRST AMERICAN LEASING

228 EAST 45<sup>TH</sup> STREET

NEW YORK N.Y. 10017

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATED 19 OCT 95

FOR (~~SUBDIVISION~~ - SITE PLAN) \_\_\_\_\_

LOCATED AT 145 RT 32 EAST OF 5 CORNERS

\_\_\_\_\_ ZONE \_\_\_\_\_

DESCRIPTION OF EXISTING SITE: SEC: 65 BLOCK: 2 LOT: 16.1

IS DISAPPROVED ON THE FOLLOWING GROUNDS: PARKING VARIANCE.

POSSIBLE NEED FOR FRONT YARD SIDE YARD AND

BLDG HEIGHT VARIANCES. (THERE MAY BE PRE-EXIST NON-COMF)

MARCK J EDGALL PDR

MICHAEL BABCOCK,  
BUILDING INSPECTOR

\*\*\*\*\*

REQUIREMENTS		PROPOSED OR AVAILABLE	VARIANCE REQUEST
ZONE <u>C</u>	USE <u>A-3</u> <u>A-9</u>		
MIN. LOT AREA	<u>40 000 SF</u>	<u>65 274 NET</u>	<u>—</u>
MIN. LOT WIDTH	<u>200 FT</u>	<u>240 FT</u>	<u>—</u>
REQ'D FRONT YD	<u>60 FT</u>	<u>52.8 FT</u>	<u>*(1) 7.2 FT</u>
REQ'D SIDE YD.	<u>30 FT</u>	<u>10.2 FT</u>	<u>*(1) 19.8 FT</u>
REQ'D TOTAL SIDE YD.	<u>70 FT</u>	<u>116 FT</u>	<u>—</u>
REQ'D REAR YD.	<u>30 FT</u>	<u>114 FT</u>	<u>—</u>
REQ'D FRONTAGE	<u>N/A</u>	<u>—</u>	<u>—</u>
MAX. BLDG. HT.	<u>4" / FT * 10.2 = 3.4</u>	<u>28</u>	<u>24.6 *(1)</u>
FLOOR AREA RATIO	<u>0.5</u>	<u>0.33</u>	<u>—</u>
MIN. LIVABLE AREA	<u>N/A</u>	<u>—</u>	<u>—</u>
DEV. COVERAGE	<u>N/A</u> %	<u>65</u> %	<u>18</u> %
O/S PARKING SPACES	<u>83</u>	<u>73</u>	<u>73</u>

REVISED

APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT:  
(914-563-4630) TO MAKE AN APPOINTMENT WITH THE ZONING BOARD  
OF APPEALS. \*(1) PRE-EXISTING NON-CONFORMING

CC: Z.B.A., APPLICANT, P.B. ENGINEER, P.B. FILE

12-11-95  
PER NICK FROM  
PAUL CUOMO

DR. STERN & DR. ZANGENEH - SITE PLAN (95-31) - RT. 32

Mr. Nick Steyer appeared before the board for this proposal.

MR. STEYER: This is the former Rosenbaum's building on 32. It's 1.53 acre parcel in a designed shopping district. The proposed use for it is the upper level will be used for dental and medical offices. Presently Dr. Stern is going to take half of the existing building and plans on having another medical tenant for the remainder of the upper floor. Downstairs, there is no tenant in mind but he is going to lease the whole thing for professional offices. Currently, there are a couple of non-conformities that are pre-existing. There are front yard, building height and side yard. As I said, they are all pre-existing, nonconforming. The only nonconformity that we have on the site plan is parking. We're required 83 parking spaces, the way the plan is laid out and this is the most parking we can get on the site plan we have 73 spaces. The reason we're here tonight is to get a denial and referral to the Zoning Board to seek that variance.

MR. PETRO: Mark, the height is incorrect?

MR. EDSALL: I believe it's four inches per foot, it should be 12 foot allowable.

MR. STEYER: It's probably true.

MR. EDSALL: So that is just again it would be again a pre-existing non-conforming. I just wanted to have the right number there.

MR. KRIEGER: Just want to note probably pre-existing non-conforming isn't going to do it when you get to the Zoning Board. The burden of proof is going to be on the applicant to show that and if there's any doubt the applicant will have to apply for a variance.

MR. EDSALL: Right.

MR. STEYER: We can do that.



MR. VAN LEEUWEN: Can I ask you a question? Isn't there an agreement made with the people that own the Jack-in-the-Box that they also have rights to this parking?

MR. STEYER: That was my question. See this area on the map? We have two deeds that I found on this little strip here, one of them says temporary easement for parking for Jack-in-the-Box and the other one says a permanent easement. So that is being researched right now through the title companies at worse case we're going to lose these parking spaces right here, if we do, we'll have to increase our request on the variance and lose this.

MR. PETRO: Well, you're only asking for nine spaces at this point.

MR. STEYER: Right.

MR. LANDER: How many spaces do you need?

MR. PETRO: 83, he has 73.

MR. STEYER: Ten spaces. There is a possibility we may be asking for 17, if we do lose these spaces.

MR. PETRO: I think doctors sometimes are a little spread out in the times that they, would the lot be full all the time in a doctor's office? I would doubt that.

MR. LANDER: What's the proposed retaining wall, what's the grade difference between there and the second floor?

MR. STEYER: It's roughly eight feet, we want to provide a lower parking area here with say a glass type entry foyer from both levels, the lower parking and upper parking area.

MR. PETRO: What about the drainage here? I know there's a stream right to the right-hand side of this or south side.

MR. STEYER: Yeah, it runs there through this corner right now everything in the back is sheet flow and it's really a mess as far as drainage goes because it seems to go down to this area and then flow back into this lower parking area.

MR. VAN LEEUWEN: You know where all that water goes all the way down to Cimorelli where it can't go any further.

MR. PETRO: Passed Charlie Catanzaro in the back.

MR. VAN LEEUWEN: Stops at Bobby's, there is a ten foot easement that goes across all the properties in the back, I don't think this has a ten foot easement.

MR. STEYER: It's got two sewer easements, that is it.

MR. VAN LEEUWEN: We would ask you for the ten foot easement because originally, we wanted to do it all the way up 32 and of course down below then we got to see if we can get rid of the water on the other end because it all hits in the back.

MR. EDSALL: This one runs down toward 94, this goes toward 94.

MR. PETRO: What you're saying, you said that corner, I think it's on the south side there.

MR. LANDER: It's on the south side, goes underneath Charlie's building.

MR. STEYER: There's actually two, you see the head wall, there's a head wall here and here, and in that corner, there's another, it was dry every time I have been there, but it looked like an old drainage swale that runs this way, I believe.

MR. PETRO: I think the bulk of it is on the south side here, that is a pretty big stream that goes underneath Charlie's building.

MR. LANDER: What they are trying to do there they have a loading dock in the back now and what they were

trying to do is getting the water coming down the hill used to turn and go towards the loading dock and it would be flooded so they were trying to get it to go towards the stream. That is why the swale is over on this side. It's on the northeast side.

MR. BABCOCK: This water crosses 94 by Forge Hill Country Furniture.

MR. LANDER: By Kingswood.

MR. PETRO: So we won't ask for the easement on the back of this.

MR. VAN LEEUWEN: No, most of this water runs up in, see, you have Sorbello's property, he's got that piece right behind that.

MR. BABCOCK: Firehouse.

MR. VAN LEEUWEN: And also on the side of New Windsor Mall.

MR. PETRO: Where is his access?

MR. VAN LEEUWEN: His access is a strip, it should be right in here somewhere.

MR. STEYER: Curb cut right there.

MR. PETRO: Right-of-way I see it 20 foot.

MR. PETRO: Can I have a motion?

MR. VAN LEEUWEN: I make a motion we approve.

MR. DUBALDI: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the Dr. Stern Dr. Zangeneh site plan on Route 32. Any further discussion from the board members? If not, roll call.

MR. VAN LEEUWEN: Yes, Mr. Chairman, I think our

attorney should get involved in this agreement with the other property owner on the parking so we can get that ironed out.

MR. LANDER: With Jack-in-the-Box?

MR. VAN LEEUWEN: Yeah.

MR. KRIEGER: Yeah, after the Zoning Board acts on it, if they approve when it comes back.

MR. BABCOCK: We need to know how many spaces.

MR. PETO: We have to do it before you already have some information coming back to you, get in touch with Andy and review it with him.

MR. STEYER: Sure.

MR. KRIEGER: I'll need to look at the deeds.

MR. BABCOCK: I would write it up for 17.

MR. PETRO: Or write it up for 17.

MR. STEYER: I was going to do that.

MR. KRIEGER: Write it up for 17 and by the time of the public hearing, you can always reduce, you can't add.

MR. STEYER: Thank you.

MR. PETRO: Motion has been made and seconded.

ROLL CALL

MR. STENT	NO
MR. LANDER	NO
MR. DUBALDI	NO
MR. PETRO	NO
MR. VAN LEEUWEN	NO

MR. PETRO: Please go to the Zoning Board, get the variances that are required and come back to see us at this board.

October 25, 1995

21

MR. STEYER: Thank you.

P.B. #95-31 Escrow

565-5551  
**DENTAL HEALTH ASSOCIATES**  
DR. STEVEN P. STERN  
DR. ALI ZANGENEH  
375 WINDSOR HWY.  
NEW WINDSOR, NY 12553

**M & T BANK**  
375 WINDSOR HWY  
NEW WINDSOR, NY 12553  
10-4/220 BRANCH 419

7843

10/18/95

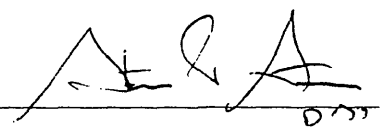
PAY TO THE ORDER OF Town Of New Windsor

\$ \*\*\*\*\*750.00

Seven Hundred Fifty and 00/100\*\*\*\*\* DOLLARS

Town Of New Windsor  
New Windsor, New York  
12553

MEMO Escrow Account



⑈007843⑈ ⑆022000046⑆ 11000911076801⑈

P.B. #95-31 Application Fee

565-5551  
**DENTAL HEALTH ASSOCIATES**  
DR. STEVEN P. STERN  
DR. ALI ZANGENEH  
375 WINDSOR HWY.  
NEW WINDSOR, NY 12553

**M & T BANK**  
375 WINDSOR HWY  
NEW WINDSOR, NY 12553  
10-4/220 BRANCH 419

7842

10/18/95

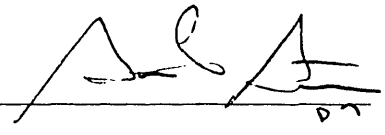
PAY TO THE ORDER OF Town Of New Windsor

\$ \*\*\*\*\*100.00

One Hundred and 00/100\*\*\*\*\* DOLLARS

Town Of New Windsor  
New Windsor, New York  
12553

MEMO Application Fee



⑈007842⑈ ⑆022000046⑆ 11000911076801⑈



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 95- 31

DATE PLAN RECEIVED: RECEIVED MAR 21 1996 Rev 2

The maps and plans for the Site Approval \_\_\_\_\_

Subdivision \_\_\_\_\_ as submitted by

\_\_\_\_\_ for the building or subdivision of

Dr. Stein - Zangeneh \_\_\_\_\_ has been

reviewed by me and is approved ☒ \_\_\_\_\_,

~~disapproved~~ \_\_\_\_\_.

~~If disapproved, please list reason~~ \_\_\_\_\_

This property has an existing water  
Service.

HIGHWAY SUPERINTENDENT \_\_\_\_\_ DATE \_\_\_\_\_

Steve Di Dio - CAHO-3-22-96  
WATER SUPERINTENDENT \_\_\_\_\_ DATE \_\_\_\_\_

SANITARY SUPERINTENDENT \_\_\_\_\_ DATE \_\_\_\_\_



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

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DATE PLAN RECEIVED: RECEIVED MAR 21 1996 Rev 2

The maps and plans for the Site Approval ✓  
Subdivision \_\_\_\_\_ as submitted by  
\_\_\_\_\_ for the building or subdivision of  
\_\_\_\_\_ has been  
reviewed by me and is approved ✓,  
disapproved \_\_\_\_\_.

If disapproved, please list reason \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

W. James Sullivan 3/22/96  
HIGHWAY SUPERINTENDENT DATE

\_\_\_\_\_  
WATER SUPERINTENDENT DATE

\_\_\_\_\_  
SANITARY SUPERINTENDENT DATE





McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

- ☐ Main Office  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640
- ☐ Branch Office  
400 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765

PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor P/B # 95-31  
WORK SESSION DATE: 6 MARCH 96 APPLICANT RESUB.  
REQUIRED:  
REAPPEARANCE AT W/S REQUESTED: \_\_\_\_\_  
PROJECT NAME: Stern S/p  
PROJECT STATUS: NEW \_\_\_\_\_ OLD X  
REPRESENTATIVE PRESENT: Dave J  
MUNIC REPS PRESENT: BLDG INSP. WGC  
FIRE INSP. Rich  
ENGINEER X  
PLANNER \_\_\_\_\_  
P/B CHMN. \_\_\_\_\_  
OTHER (Specify) \_\_\_\_\_

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

Review needed correction,  
with Dave J.

They may want to change part  
to a coffee shop - need  
new parking calc then

4MJE91 pbw:form



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CONSULTING ENGINEERS P.C.

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WILLIAM J. HAUSER, P.E.  
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PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor

P/B # \_\_\_\_\_

WORK SESSION DATE: 20 MAR 96

APPLICANT RESUB.  
REQUIRED: new plan

REAPPEARANCE AT W/S REQUESTED: No

PROJECT NAME: R. Stern

PROJECT STATUS: NEW \_\_\_\_\_ OLD X

REPRESENTATIVE PRESENT: Dave D (Cowan)

MUNIC REPS PRESENT: BLDG INSP. \_\_\_\_\_  
FIRE INSP. Rick  
ENGINEER X  
PLANNER \_\_\_\_\_  
P/B CHMN. \_\_\_\_\_  
OTHER (Specify) Tim Keller

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- modified dumpster encl. detail -
  - Clarity edge of pmt
  - add note re design of retaining wall.
  - Fuel Tank Abandonment note
  - New use - Restaurant
  - also add office to top
  - new parking calc
- } on plan

4MJE91 please form

Next Avail 10/1/97  
after submittal



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

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WILLIAM J. HAUSER, P.E.  
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PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor P/B # 95-31  
WORK SESSION DATE: 20 Dec 95 APPLICANT RESUB.  
REAPPEARANCE AT W/S REQUESTED: No REQUIRED: Revised Plan  
PROJECT NAME: Dr. Stern  
PROJECT STATUS: NEW \_\_\_\_\_ OLD X  
REPRESENTATIVE PRESENT: Nick (Como's)  
MUNIC REPS PRESENT: BLDG INSP. Snow removal  
FIRE INSP. ?  
ENGINEER X  
PLANNER \_\_\_\_\_  
P/B CHMN. \_\_\_\_\_  
OTHER (Specify) \_\_\_\_\_

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- new understad permit parking low to benefit of adjacent prop owner - Krieger - any prob w/ plan (use)
- verify variances & record
- fix fls calc
- Rec revise front 4 fixture wattage
- remove curb island front left.
- rear rec curb island -

4MJE91 pbwsform



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 95 - 31

DATE PLAN RECEIVED: RECEIVED JAN 2 1996 *Rev 1*

The maps and plans for the Site Approval ✓  
Subdivision \_\_\_\_\_ as submitted by  
\_\_\_\_\_ for the building or subdivision of  
\_\_\_\_\_ has been  
reviewed by me and is approved ✓,  
disapproved \_\_\_\_\_.

If disapproved, please list reason \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*W. James Sullivan* 1/6/96  
HIGHWAY SUPERINTENDENT DATE

\_\_\_\_\_  
WATER SUPERINTENDENT DATE

\_\_\_\_\_  
SANITARY SUPERINTENDENT DATE



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 95 - 31

DATE PLAN RECEIVED: RECEIVED JAN 2 1996

The maps and plans for the Site Approval \_\_\_\_\_

Subdivision \_\_\_\_\_ as submitted by

\_\_\_\_\_ for the building or subdivision of

Rosenbaum Ind. has been

reviewed by me and is approved ☒

disapproved \_\_\_\_\_.

~~If disapproved, please list reason~~ \_\_\_\_\_

There is town water servicing this  
property.

HIGHWAY SUPERINTENDENT DATE

Steve N. D'Amico

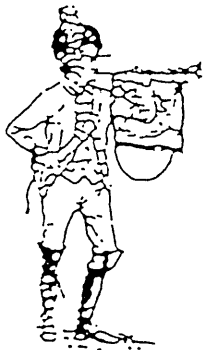
WATER SUPERINTENDENT DATE

1-4-96

SANITARY SUPERINTENDENT DATE

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553



1763

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 95- 31

DATE PLAN RECEIVED: RECEIVED OCT 20 1995

The maps and plans for the Site Approval \_\_\_\_\_

Subdivision \_\_\_\_\_ as submitted by

\_\_\_\_\_ for the building or subdivision of

Dr. Steven Stein - Dr. Ali Zangeneh has been

reviewed by me and is approved L

disapproved \_\_\_\_\_

If disapproved, please list reason

There is an existing water service to  
this property -

HIGHWAY SUPERINTENDENT DATE

Steve D. D'Amico 10-25-95  
WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 26 October 1995

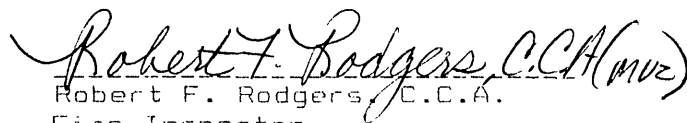
SUBJECT: Stern/Zangenek Site Plan

Planning Board Reference Number: PB-95-31  
Dated: 20 October 1995  
Fire Prevention Reference Number: FPS-95-051

A review of the above referenced subject site plan was conducted on 25 October 1995.

This site plan is acceptable.

Plans Dated: 16 August 1995

  
Robert F. Rodgers, C.C.A.  
Fire Inspector

RFR/mvz



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

STERN

- ☐ Main Office  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640
- ☐ Branch Office  
400 Broad Street  
Millford, Pennsylvania 18337  
(717) 296-2765

1-3

PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor

P/B # 95 - 31

WORK SESSION DATE: 18 Oct 95

APPLICANT RESUB.  
REQUIRED: Full

REAPPEARANCE AT W/S REQUESTED: Not Now

PROJECT NAME: Dr Stern 5p

PROJECT STATUS: NEW X OLD       

REPRESENTATIVE PRESENT: Nick Steyer

MUNIC REPS PRESENT: BLDG INSP.         
FIRE INSP.         
ENGINEER         
PLANNER         
P/B CHMN.         
OTHER (Specify)       

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- Add net area line - add A-9 - add 4" FT x 36 =
- former easement dropped       ; sit out dead zone.
- distinguish pky v. pky lower
- pick up improvements on Charly, Daidre pky
- show ft darker -
- curb cut west end off center.
- topo after ZBA - net wall detail
- curb along north boundary.
- can front pky be 90° - (elim some on way)

Next Agenda for ZBA referral

4MJE91 pbwsform





McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

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WILLIAM J. HAUSER, P.E.  
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(914) 562-8640
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Millford, Pennsylvania 18337  
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PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor P/B # 95 - 31  
WORK SESSION DATE: 6 Sept 95 APPLICANT RESUB.  
REAPPEARANCE AT W/S REQUESTED: Yes REQUIRED:  
PROJECT NAME: Dr. Stern/Dr. Zangeneh S/P  
PROJECT STATUS: NEW X OLD \_\_\_\_\_  
REPRESENTATIVE PRESENT: Nick Skye  
MUNIC REPS PRESENT: BLDG INSP. ? avoid  
FIRE INSP. X  
ENGINEER X  
PLANNER \_\_\_\_\_  
P/B CHMN. \_\_\_\_\_  
OTHER (Specify) \_\_\_\_\_

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- former Rosenbaum's Bldg (Zone)
- upstairs Medical Office
- show pre-exist non-conf not variances
- decide what easement is for (drainage, sewer access?)
- for ht add 4' ft.
- may need variance for parking.
- show town sewer easement.
- show use info to right (south)
- project to left (north) - they are encroaching into easement.

4MJE91 pbwsform

Planning Board  
Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12553

(This is a two-sided form)

APPLICATION FOR SITE PLAN, SUBDIVISION PLAN,  
OR LOT LINE CHANGE APPROVAL

1. Name of Project DR. STEVEN STERN / DR. ALI ZANGENEH
2. Name of Applicant DR. NOE STERN Phone 228 EAST 45TH ST.  
Address C/O FIRST AMERICAN LEASING N.Y. N.Y. 10017  
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record RICHARD ERNENWEN Phone \_\_\_\_\_  
Address 7 BEECH ST. NEWBURGH N.Y. 12550  
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan CUOMO ENGINEER Phone 567-0063  
Address Box 2005 "D" ST. NEW WINDSOR N.Y. 12553  
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney N/A Phone \_\_\_\_\_  
Address \_\_\_\_\_  
(Street No. & Name) (Post Office) (State) (Zip)
6. Person to be notified to represent applicant at Planning Board Meeting NKK STEYER Phone 567-0063  
(Name)
7. Location: On the EAST side of N.Y.S. RTE 32  
(Street)  
1,000 +/- feet NORTH of S CORNERS  
(Direction) (Street)
8. Acreage of Parcel 1.53 9. Zone C, 9A. School Dist \_\_\_\_\_  
9B. If this property is within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District, please complete the attached Agricultural Data Statement.
10. Tax Map Designation: Section 65 Block 2 Lot 16.1
11. This application is for SITE PLAN APPROVAL

12. Has the Zoning Board of Appeals granted any variance or a Special Permit concerning this property? NO

If so, list Case No. and Name \_\_\_\_\_

13. List all contiguous holdings in the same ownership N/A  
Section \_\_\_\_\_ Block \_\_\_\_\_ Lot(s) \_\_\_\_\_

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT  
(Completion required ONLY if applicable)

COUNTY OF ORANGE

SS.:

STATE OF NEW YORK

Nicholas P. Steyer being duly sworn, deposes and says that he resides at 392 Main Street, Saugerties, N.Y. 12477 in the County of Ulster and State of New York and that he is (the owner in fee) of tax map Sec. 45-Blk 2-Lot 16.1 <sup>agent of.</sup> (Official Title) of the Corporation which is the Owner in fee of the premises described in the foregoing application and that he has authorized Nicholas P. Steyer to make the foregoing application as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

19th day of October 1995.

Patricia A. Barnhart  
Notary Public

[Signature]  
(Owner's Signature)  
[Signature]  
(Applicant's Signature)

\_\_\_\_\_  
(Title)

PATRICIA A. BARNHART  
Notary Public, State of New York  
No. 01BA4904434  
Qualified in Orange County  
Commission Expires August 31, 1997.

RECEIVED OCT 20 1995

95 - 31

PROXY STATEMENT

for submittal to the

TOWN OF NEW WINDSOR PLANNING BOARD

Rickard E. Emmerich, deposes and says that he  
resides at 7 Beech St, Newburgh NY  
(Owner's Address)

in the County of Dough

and State of New York

and that he is the owner in fee of TAX MAP #

SECT 65, BLK 2 LOT 16.1

which is the premises described in the foregoing application and

that he has authorized NICHOLAS P. STEYER

to make the foregoing application as described therein.

Date: 10/18/95

Rickard E. Emmerich  
(Owner's Signature)

Nicholas P. Steyer  
(Witness' Signature)

THIS FORM CANNOT BE WITNESSED BY THE PERSON OR REPRESENTATIVE OF  
THE COMPANY WHO IS BEING AUTHORIZED TO REPRESENT THE APPLICANT  
AND/OR OWNER AT THE MEETINGS.

95 - 31

RECEIVED OCT 20 1995

PROXY STATEMENT

for submittal to the

TOWN OF NEW WINDSOR PLANNING BOARD

STEVEN P. STERN DAD, deposes and says that he  
resides at 20 WINDY HILL ROAD  
(Owner's Address)  
APPLICANT

in the County of ORANGE

and State of NEW YORK

and that he is the ~~owner~~ <sup>APPLICANT</sup> in fee of SECT 65, BLK 2, LOT 16.1

which is the premises described in the foregoing application and  
that he has authorized CUOMO ENGINEERING  
to make the foregoing application as described therein.

Date: 10/5/95

[Signature]  
(Owner's Signature)  
APPLICANT

[Signature]  
(Witness' Signature)

THIS FORM CANNOT BE WITNESSED BY THE PERSON OR REPRESENTATIVE OF  
THE COMPANY WHO IS BEING AUTHORIZED TO REPRESENT THE APPLICANT  
AND/OR OWNER AT THE MEETINGS.

TOWN OF NEW WINDSOR PLANNING BOARD  
SITE PLAN CHECKLIST

RECEIVED OCT 20 1995

ITEM

- |                                                                     |                                                                |
|---------------------------------------------------------------------|----------------------------------------------------------------|
| 1. <input checked="" type="checkbox"/> Site Plan Title              | 29. <input checked="" type="checkbox"/> Curbing Locations      |
| 2. <input checked="" type="checkbox"/> Applicant's Name(s)          | 30. <input checked="" type="checkbox"/> Curbing Through        |
| 3. <input checked="" type="checkbox"/> Applicant's Address(es)      | Section                                                        |
| 4. <input checked="" type="checkbox"/> Site Plan Preparer's Name    | 31. <input checked="" type="checkbox"/> Catch Basin Locations  |
| 5. <input checked="" type="checkbox"/> Site Plan Preparer's Address | 32. <input checked="" type="checkbox"/> Catch Basin Through    |
| 6. <input checked="" type="checkbox"/> Drawing Date                 | Section                                                        |
| 7. <input checked="" type="checkbox"/> Revision Dates               | 33. <input checked="" type="checkbox"/> Storm Drainage         |
|                                                                     | 34. <input checked="" type="checkbox"/> Refuse Storage         |
| 8. <input checked="" type="checkbox"/> AREA MAP INSET               | 35. <input checked="" type="checkbox"/> Other Outdoor Storage  |
| 9. <input checked="" type="checkbox"/> Site Designation             | 36. <input checked="" type="checkbox"/> Water Supply           |
| 10. <input checked="" type="checkbox"/> Properties Within 500 Feet  | 37. <input checked="" type="checkbox"/> Sanitary Disposal Sys. |
| of Site                                                             |                                                                |
| 11. <input checked="" type="checkbox"/> Property Owners (Item #10)  | 38. <input checked="" type="checkbox"/> Fire Hydrants          |
| 12. <input checked="" type="checkbox"/> PLOT PLAN                   | 39. <input checked="" type="checkbox"/> Building Locations     |
| 13. <input checked="" type="checkbox"/> Scale (1" = 50' or lesser)  | 40. <input checked="" type="checkbox"/> Building Setbacks      |
| 14. <input checked="" type="checkbox"/> Metes and Bounds            | 41. <input checked="" type="checkbox"/> Front Building         |
| 15. <input checked="" type="checkbox"/> Zoning Designation          | Elevations                                                     |
| 16. <input checked="" type="checkbox"/> North Arrow                 | 42. <input checked="" type="checkbox"/> Divisions of Occupancy |
| 17. <input checked="" type="checkbox"/> Abutting Property Owners    | 43. <input checked="" type="checkbox"/> Sign Details           |
| 18. <input checked="" type="checkbox"/> Existing Building Locations | 44. <input checked="" type="checkbox"/> BULK TABLE INSET       |
| 19. <input checked="" type="checkbox"/> Existing Paved Areas        | 45. <input checked="" type="checkbox"/> Property Area (Nearest |
| 20. <input checked="" type="checkbox"/> Existing Vegetation         | 100 sq. ft.)                                                   |
| 21. <input checked="" type="checkbox"/> Existing Access & Egress    | 46. <input checked="" type="checkbox"/> Building Coverage (sq. |
|                                                                     | ft.)                                                           |
| <u>PROPOSED IMPROVEMENTS</u>                                        | 47. <input checked="" type="checkbox"/> Building Coverage (%   |
| 22. <input checked="" type="checkbox"/> Landscaping                 | of Total Area)                                                 |
| 23. <input checked="" type="checkbox"/> Exterior Lighting           | 48. <input checked="" type="checkbox"/> Pavement Coverage (Sq. |
| 24. <input checked="" type="checkbox"/> Screening                   | Ft.)                                                           |
| 25. <input checked="" type="checkbox"/> Access & Egress             | 49. <input checked="" type="checkbox"/> Pavement Coverage (%   |
| 26. <input checked="" type="checkbox"/> Parking Areas               | of Total Area)                                                 |
| 27. <input checked="" type="checkbox"/> Loading Areas               | 50. <input checked="" type="checkbox"/> Open Space (Sq. Ft.)   |
| 28. <input checked="" type="checkbox"/> Paving Details              | 51. <input checked="" type="checkbox"/> Open Space (% of Total |
| (Items 25-27)                                                       | Area)                                                          |
|                                                                     | 52. <input checked="" type="checkbox"/> No. of Parking Spaces  |
|                                                                     | Proposed.                                                      |
|                                                                     | 53. <input checked="" type="checkbox"/> No. of Parking         |
|                                                                     | Required.                                                      |

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The Site Plan has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By: 

Licensed Professional

Date: \_\_\_\_\_

RECEIVED OCT 20 1995

95-31

14-16-4 (2/87)-Text 12

PROJECT I.D. NUMBER

617.21

SEQR

Appendix C

State Environmental Quality Review

## SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

## PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR <u>CUOMO ENGINEERING</u>	2. PROJECT NAME <u>STERN PROFESSIONAL BLDG.</u>
3. PROJECT LOCATION: Municipality <u>TN OF NEW WINDSOR</u> County <u>ORANGE</u>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map)  <u>TAX MAP # SECT 65, BLK 2, LOT 16.1</u>	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY:  <u>CONVERSION OF PRE RETAIL TO PROFESSIONAL OFFICE'S</u>	
7. AMOUNT OF LAND AFFECTED: Initially <u>1.53</u> acres Ultimately <u>1.53</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency(s) and permit/approvals  <u>TN OF NEW WINDSOR ZONING/PLANNING BOARDS</u>	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE  Applicant/sponsor name: <u>NICHOLAS P. STEYER</u> Date: <u>10/5/95</u>  Signature: <u>Nicholas P. Steyer</u>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

1

**PART II—ENVIRONMENTAL ASSESSMENT** (To be completed by Agency)

<b>A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF.</b> <input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.8? If No, a negative declaration may be superseded by another involved agency.</b> <input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)</b> C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:     C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:     C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:     C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:     C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:     C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:     C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:     	
<b>D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No    If Yes, explain briefly	

**PART III—DETERMINATION OF SIGNIFICANCE** (To be completed by Agency)

**INSTRUCTIONS:** For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

<input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which <b>MAY</b> occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action <b>WILL NOT</b> result in any significant adverse environmental impacts <b>AND</b> provide on attachments as necessary, the reasons supporting this determination:	
_____ Name of Lead Agency	
_____ Print or Type Name of Responsible Officer in Lead Agency	_____ Title of Responsible Officer
_____ Signature of Responsible Officer in Lead Agency	_____ Signature of Preparer (if different from responsible officer)
_____ Date	